

**STATE OF WISCONSIN  
DEPARTMENT OF VETERANS AFFAIRS**



**REQUEST FOR ARCHITECTURAL/ENGINEERING SERVICES**

**ADA Bathroom Upgrades  
Wisconsin Veterans Homes - King**

**King, Wisconsin  
Project #13B3F**

**October 2013**

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## **I. REQUEST STATEMENT**

The Wisconsin Department of Veterans Affairs is requesting the selection of an Architect/Engineer to provide Pre-design services including a facilities condition assessment and Program Statement for public and staff bathroom upgrades to meet ADA standards in seven buildings at the Wisconsin Veteran's Home – King.

## **II. PROJECT SCOPE**

### **A. Project Description**

This project proposes renovation of public and staff bathrooms throughout the campus at the Wisconsin Veterans Home at King. The bathrooms are currently out of compliance with current ADA standards. Buildings included in the scope of work include four skilled nursing care buildings (Olson, Ainsworth, MacArthur and Stordock) and three support buildings (Moses Central Services, Marden Activity Center and the Safety and Security Building).

### **B. Project Location**

Wisconsin Veterans Home  
King, Wisconsin

### **C. Project Background and Existing Conditions**

The public and staff bathrooms through out the WVH campus are outdated and not in compliance with ADA Standards. In 2009, the Architectural/Engineering firm of Berners-Schobers completed an evaluation at King in areas such as Life Safety, Structural, HVAC, Plumbing, ADA, etc. throughout the campus. The report that was generated as a result of this study states that many of the public restrooms do not have required swing clearances, ADA size stalls and grab bars. A majority of the staff toilets are too small to accommodate a turning radius, thus they are not in compliance.

The King Home, with its more than 700 residents, has a large number of guests, volunteers and professionals visiting the campus. Many use mobility devices and locating a bathroom that will accommodate their needs can be challenging. This project will upgrade public and staff bathrooms in four skilled nursing care buildings and the three non-resident buildings open to visitors on campus.

## **III. PROJECT REQUIREMENTS AND DESIGN CONSIDERATIONS**

A Campus Bathroom Upgrades Study was conducted by GO/A Architects, Inc., Prior Engineering Services and Innovative Engineering Services, Inc. dated September 15, 2012. The study developed the scope of work and project budget.

Restrooms on the King Campus need to be updated to comply with ADA requirements. Upgrades to meet ADA standards include:

- Increased maneuvering clearance,
- Required turning radius,
- Compliant grab bar locations,
- Accessible toilet fixtures,
- Accessible door knob design, and
- Outward door openings

ADA upgrades will be made to a total of 30 bathrooms in seven buildings:

- Olson (2 public)
- Ainsworth (2 staff, 2 public)
- MacArthur (1 staff, 8 public)
- Stordock (4 public)
- Moses Central Services (3 public)
- Marden (6 public)
- Safety and Security Building (2 public)

All buildings will be occupied during the remodeling.

#### IV. PROPOSED TIMETABLE

|                          |              |
|--------------------------|--------------|
| A/E Selection            | October 2013 |
| Prelim Design Submittals | May 2014     |
| SBC Approval             | June 2014    |
| Bid Opening              | August 2014  |
| USDVA Grant Award        | October 2014 |
| Construction Begins      | October 2014 |
| Substantial Completion   | October 2015 |

#### V. PROPOSED BUDGET

Construction  
Contingency  
Architect/Engineer  
DFD Fees  
Abatement  
Equipment

|                             |                  |
|-----------------------------|------------------|
| <b>Total Project Budget</b> | <b>\$404,000</b> |
|-----------------------------|------------------|

The project will be funded with 35% GFSB (\$141,378) and 65% PRSB (\$262,560). WDVA has applied for a USDVA State Home Construction Grant Program to fund up to 65% of the eligible project costs. When awarded, federal grant funds will replace the PRSB.

VI. **AGENCY CONTACT:** Al Hoffmann, 608-266-3731, [Allen.Hoffmann@dva.wisconsin.gov](mailto:Allen.Hoffmann@dva.wisconsin.gov)

#### VII. AE SCOPE OF SERVICES

The AE will meet the requirements of the DFD AE Policy and Procedure Manual.